



Notice of Single Agency Representation

FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES PROVIDE THIS NOTICE AT FIRST CONTACT TO POTENTIAL SELLERS AND BUYERS OF REAL ESTATE.

Florida State Statute Requirements

Single Agency Representation

Single Agency Representation does not mean additional cost to the buyer or seller.

Single Agent is when a licensee represents, as a fiduciary, either the buyer or the seller. As a single agent, a licensee may not represent both buyer and seller in the same transaction. A fiduciary relationship is one of trust and confidence between the licensee as agent and the seller or buyer as principal (section 475.01(1) (f) and (k), (Florida Statute).

The duties Matthews Retail Group, Inc., a California corporation dba Matthews Real Estate Investment Services owes to a buyer or seller include the following:

1. Dealing honestly and fairly
2. Loyalty
3. Confidence
4. Obedience (within the scope of the law)
5. Disclosure
6. Accounting for all funds
7. Skill, care and diligence in the transaction
8. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing
9. Disclose all known facts that materially affect the value of residential property and are not readily observable

WE HEREBY ACKNOWLEDGE RECEIPT OF AGENCY DISCLOSURE.

BUYER(S):

SELLER(S):

\_\_\_\_\_

Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_